STOKKE RESIDENCE

5005 88th Ave SE
Mercer Island, WA 98040

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RYAN RHODES DESIGNS

STOKKE RESIDENCE

5005 88th Ave SE MERCER ISLAND, WA 98040

CONTACT INFORMATION

OWNER
JOHN & SHANNON STOKKE
5005 88TH AVE SE
MERCER ISLAND, WA 98040
(206) 852-8309 - phone
johns@bmgigroup.com - email
shannon.stokke@gmail.com

ARCHITECT
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CONTACT: CHRISTINE GREENE
303 NICKERSON ST
SEATTLE, WA 98109
(206) 632-1818 - phone
christine@ryanrhodesdesigns.com - email

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
CONTACT: MÅNS THURFJELL
13150 91ST PL NE
KIRKLAND, WA 98034
(425) 636-3313 - phone
mthurfjell@L120engineering.com - email

GENERAL CONTRACTOR
EAKMAN CONSTRUCTION
CONTACT: STACY EAKMAN
9226 ROOSEVELT WAY NE
SEATTLE, WA 98115
(206) 972-2275 - phone
stacy@eakmanconstruction.com - email
WA STATE LICENSE #: EAKMAC 881N4

PROJECT INFORMATION

PERMIT #:

ADDRESS: 5005 88TH AVE SE

TAX ID NO.: 192405-9140

LEGAL DESCRIPTION: BEG AT PT 450 FT N OF SE COR OF NW 1/4 OF NW 1/4 TH N 89-24-27 W 200 FT TH N 00-02-18 E TO N LN OF S 1/2 OF SD SUBD TH S 89-09-50 E 200 FT TH S 00-02-18 W 203.54 FT TO BEG

SCOPE: REPLACE EXISTING DECK w/ NEW DECK

ZONING: R-9.6

HEATING: GAS

LOT SIZE: 40,791.13 SF

COVERAGE: SEE DIAGRAM

IMPERVIOUS SURFACE: SEE DIAGRAM

HEIGHT LIMIT: 30 feet ABE; **NO CHANGE TO EXISTING**

SETBACKS;

FRONT YARD: 20 feet
SIDE YARDS: 5 feet min each; both side yards combined cannot exceed 17% of lot width (200 ft) = **34 feet**
REAR YARD: 25 feet

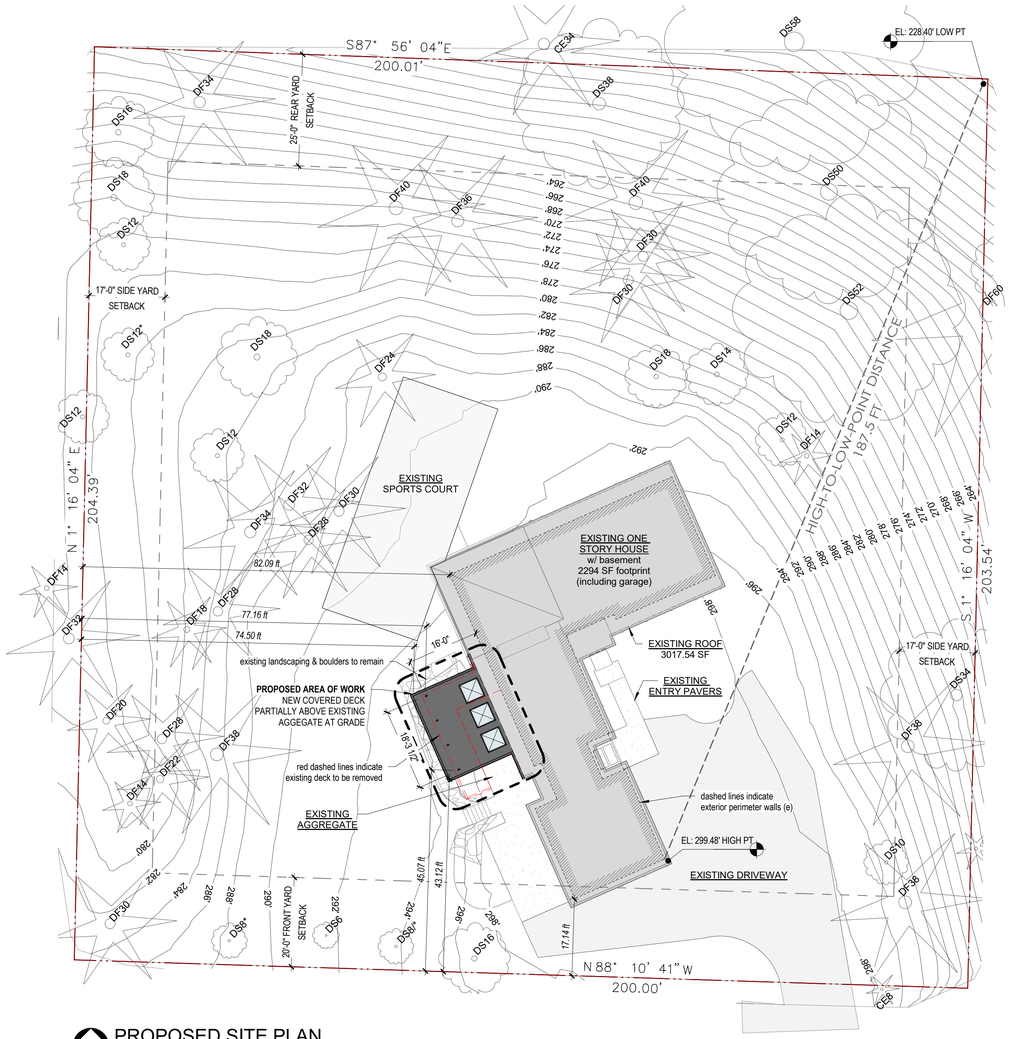
LOT SLOPE CALCULATIONS:

HIGHEST POINT: 299.49 FT
LOWEST POINT: 228.40 FT

DIFFERENCE = 71.08 FT

DISTANCE BTWN HIGHEST & LOWEST POINTS = 187'-6"

71.08/187.5 = **37.9% LOT SLOPE**



PROPOSED SITE PLAN
1/16" = 1'-0"

ENERGY CODE:

TABLE R402.1.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

Washington State Energy Codes (2018 Edition) :
Table R402.1.1 and Table R402.1.3 Prescriptive Requirements for Group R Occ, Climate Zone 5 & Marine 4

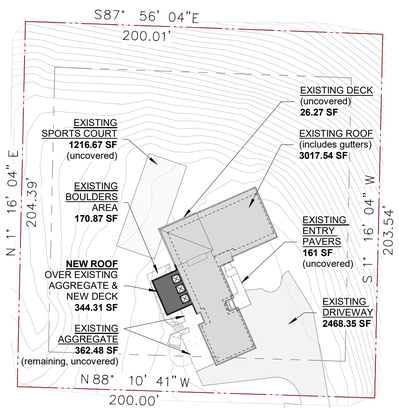
Component	R-Value	U-Factor
Fenestration U-Factor	n/a	0.30
Skylight U-Factor	n/a	0.50
Ceiling	49 (38 vaulted)	0.026
Above Grade Wall - Wood Framed	21 int	0.056
Floor	30	0.029
Below Grade Wall	10/15/21 int + 5TB	0.042
Slab R-Value & Depth	10, 2 ft	n/a

Footnote (c):
"10/15/21 int + 5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 int + 5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

TABLE 406.2 ENERGY CREDITS:

*ALTERATIONS DO NOT NEED TO OBTAIN ENERGY CREDITS FROM TABLE R406.2 PER SECTION R501; EXISTING BUILDINGS

EXTERIOR DECK & SITE ALTERATIONS, ONLY.
NO WORK TO EXISTING BUILDING ENVELOPE



LOT COVERAGE DIAGRAM
1" = 40'-0"

SFR DEVELOPMENT STANDARDS:

19.02.020.D.1.b - Gross Floor Area
R-9.6: 8,000 sf or 40% of lot area, whichever is less; *measured from exterior facing of framing

• **8,000 sf allowable gross floor area**

- EXISTING BASEMENT - 1685.42 sf
- EXISTING MAIN LEVEL - 2293.51 sf
(**total GSF 3,978.93**) / (total lot area 40,791.13 sf) = **9.75% GSF** of total lot area

19.02.020.F.3.a - Landscaping Requirement

• For lots with a slope btwn 30-50% ==> 30% maximum lot coverage
(house, driving surfaces, and accessory structures)

• 30% * (total lot area 40,791.13 sf) = **12,237.34 sf allowable lot coverage**

- EXISTING HOUSE ROOF - including gutters & fascias - (minus removed 15.87) = 3001.67 sf
- EXISTING DRIVEWAY - 2468.35 sf
- NEW ROOF OVER DECK - 334.31 sf (includes gutters, fascias, skylights)

(**total lot coverage 5,814.33 sf** / (total lot area 40,791.13 sf) = **14.25% total lot coverage**

• Required Landscaping Area - 70%

• 70% * (total lot area 40,791.13 sf) = **28,553.79 sf required landscaping area**

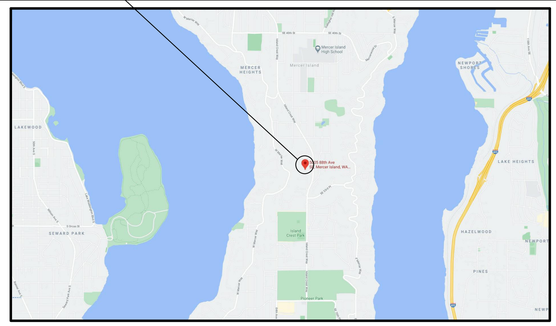
19.02.020.F.3.b - Hardscape
• Maximum of 9% of total lot area may consist of hardscape improvements including, but not limited to, walkways, decks, etc.,

• 9% * (total lot area 40,791.13 sf) = **3,671.20 sf allowable**

- EXISTING DECK (not covered by main house roof) - 26.27 sf
- EXISTING ENTRY PAVERS (not covered by main house roof) - 161 sf
- EXISTING AGGREGATE - 362.48 sf
(remaining aggregate not covered by new roof over deck; includes site steps)
- EXISTING SITE STEPS (to yard from aggregate patio) - 20.79 sf
- EXISTING BOULDERS @ deck - 170.87 sf
- EXISTING SPORT COURT - 1216.67 sf

(**total hardscape 1,958.08 sf**) / (total lot area 40,791.13 sf) = **4.80% total hardscape**

VICINITY MAP:



GENERAL NOTES:

- Any specific reference to codes, rules, regulations, standards, manufacturer's instructions or requirements of regulatory agencies shall mean the latest printed edition of each is in effect at the date of submission or bid unless the document is shown dated.
- A copy of the approved plan must be on site whenever construction is in progress.
- Paved surfaces including roadways, sidewalks, and curbs that are damaged by new construction shall be repaired as required by the street use inspector.
- All locations of existing utilities shown herein have been established by a field survey or obtained from available records and should be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations shown and to further discover and avoid any other utilities not shown herein which may be affected by the implementation of this plan.
- The Contractor shall locate and protect all castings and utilities during construction and shall contact the underground utilities locator service (1-800-424-5555) at least 48 hours prior to construction.
- Utility Service connections shown on this plan are to be maintained privately and not by the City of Mercer Island.
- The Contractor shall provide and maintain temporary sedimentation collection facilities to insure that sediment-laden water doesn't enter the natural or public drainage system. As construction progresses and unexpected (seasonal) conditions dictate, more siltation control facilities may be required to insure complete siltation control of the project. Therefore, during the course of construction it shall be the obligation and responsibility of the contractor to address any new conditions that may be created by his/her activity and to provide additional facilities that may be needed to protect adjacent properties.
- The Contractor shall keep off-site streets clean at all times by sweeping. Washing of these streets will not be allowed without prior approval
- All work performed by public utility entities to remove or relocate existing utilities shall be done at the permitee's expense.

- Interpretations:
- These documents are in part diagrammatic and subject to interpretation.
- They do not necessarily show complete details of construction, work, or materials, performance or installation, and do not necessarily show how construction details of other items of the work may affect any particular installation.
- These must be ascertained by the contractor and correlated to bring the parts together as a completed whole.
- Any detail, dimension, or statement not completely clear to the Contractor shall be referred to the Architect for interpretation

- Dimensions:
- The drawings may not be drawn to scale in some instances; follow dimensions but do not scale drawings.
- Where dimensions are noted "confirm" or "verify", consult the Architect for critical dimension criteria before proceeding with the work.
- All dimensions are given to the face of existing finish materials, and to the face of studs or concrete, top of plate and plywood sub-floor at new construction, unless noted otherwise.

PROJECT NOTES:

CARBON MONOXIDE & SMOKE DETECTOR NOTES:

- All new detectors to be COMBINATION smoke AND carbon monoxide detectors.
- All new detectors to be hard-wired with battery back-up.
- Detectors shall be installed in accordance with the approved manufacturer's instruction and in accordance with UL217 and NFPA 72.
- Detectors shall be interconnected such that when one alarm is activated all remaining alarms are activated.

STAIR NOTES:

- Walls and soffits of enclosed usable space underneath the stair shall be protected on the enclosed side as required for one-hour fire-resistive construction.
- Guardrails shall be no less than 36 inches in height with a maximum spacing between intermediate rails to prevent passage of 4-inch sphere.
- Handrails shall be continuous, located between 34"-38" above stair nosing with grasp dimensions between 1.25" and 2".
  - Handrails shall terminate at either a newel post or safety terminal
  - Treads shall be a minimum of 10" deep and risers shall be a maximum of 7-3/4" high. Clear space between open risers shall be 3 7/8" maximum.
- Stairways shall have a minimum clear width of 36" and ceilings shall be a minimum of 6'-8" vertically above nosing
- Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces

GLAZING NOTES:

- Window schedule is for planning purposes only. GC to verify Locations, Rough Openings, Swing Directions and Lamination / Tempering requirements prior to fabrication.
- U-factors of fenestration products (windows, doors and skylights) shall be determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer.
- Provide Laminated / Tempered glazing per code at the following locations:
  - Windows/sidelights where the nearest vertical edge is within a 24" arc of the door and whose bottom edge is less than 60" above the nearest walking surface;
  - Glazing that is 18" or less above adjacent walking surface;
  - Sloped glazing acting as skylights;
  - All other locations required by applicable codes.

WHOLE HOUSE VENTILATION NOTES:

- Follow all applicable requirements of the 2018 IRC Chapter 15.
- Follow prescriptive whole house ventilation system for intermittent whole house ventilation using exhaust fans (section M1507).
- Exhaust fans operating as "Whole House Ventilation' to be activated by one overriding 24 hour timer with the capability of continuous operation, manual and automatic control.
- All exhaust ducts shall terminate outside the building.
  - Outdoor air shall be distributed to each habitable room by individual outdoor air inlets per 1507.3.5.3.
  - Calculations: Per Table M1507.3.3.(1) - 2141.64 sf; 4br; 75 cfm required. Per exception of M1507.3.3 - 25% factor (4) - 300 cfm required for 1hr every 4hrs.
    - Fan within new Powder Room @ 110 cfm.
    - Fans within existing (2) Bathrooms @ 110 cfm.
    - Fan within existing Utility Room @ 110 cfm.
    - Total 440 cfm (MIN 300 cfm) shall act as the ventilation system and operate in unison for 1hr of every 4hrs per SRC M1507.3.4.

ATTIC/ROOF VENTILATION NOTES: see Section R806 of the 2018 International Residential Code for further ventilation requirements

- Attic ventilation shall be provided at no less than 1/300 of the total cavity area if at least 40% but no more than 50% of the ventilation is placed no more than 36" from ridge.
- Provide approved bug screen at all ventilation as req'd.
- Provide 1" min. clearance above insulation for ventilation.
- Place no soffit venting within 5'-0" of property line.

ADDITIONAL ENERGY CODE NOTES:

- A Residential Energy Compliance Certificate complying with WSEC R401.5 is required to be completed by the builder and permanently posted within 3' of the electrical panel prior to Final Inspection.
- Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature in compliance with WSEC R403.1.1.
- A signed affidavit documenting the duct leakage test results in compliance with WSEC R403.2.2 shall be provided to the building inspector prior to an approved final inspection.
- A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.
- All exterior lighting shall be high efficacy luminaires.
- A signed affidavit documenting blower door test results in compliance with WSEC R402.4.1.2 shall be provided to the building inspector prior to an approved final inspection.

PROJECT/CODE SUMMARY:

ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE NEWEST VERSION OF THE FOLLOWING COES AND REGULATIONS AS REQ'D

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2020 WA CITIES ELECTRICAL CODE
2018 WA STATE ENERGY CODE

RYAN RHODES DESIGNS
303 Nickerson Street | Seattle, WA
ryanrhodesdesigns.com | 206.632.1818

12044 REGISTERED ARCHITECT
RYAN WESLEY RHODES
STATE OF WASHINGTON

project 18-04 number

Deck Alterations to:
STOKKE RESIDENCE
5005 88th Ave SE
Mercer Island, WA 98040

Issue #	REVISION	DATE

Permit Set
PROJECT NOTES, SITE PLAN & VICINITY MAP

05/13/21

sheet
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number

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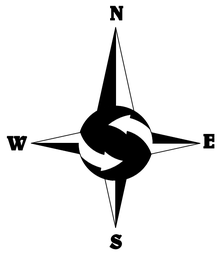


GRAPHIC SCALE

10 0 10 20 40

1INCH = 20 FT.

LEGEND

FOUND MONUMENT AS DESCRIBED	OHP — OVERHEAD POWER
FOUND REBAR AS DESCRIBED	OHU — OVERHEAD UTILITIES
TACK IN LEAD FOUND	X — CHAINLINK FENCE
SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP	WOOD FENCE
POWER METER	CONCRETE WALL
UTILITY POLE	ROCKERY
GAS METER	ASPHALT SURFACE
SANITARY SEWER CLEANOUT	CONCRETE SURFACE
SANITARY SEWER MANHOLE	GRAVEL SURFACE
WATER VALVE	CE CEDAR
FIRE HYDRANT	DS DECIDUOUS
WATER METER	SP SPRUCE
SIGN	BI BIRCH
SS — APPROXIMATE LOCATION SANITARY SEWER LINE	PI PINE
SD — APPROXIMATE LOCATION STORM DRAIN LINE	* INDICATES MULTI-TRUNK

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°02'18" EAST ALONG THE EASTERLY LINE THEREOF 450.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°24'27" WEST 140.00 FEET; THENCE NORTH 0°02'18" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 204.135 FEET; THENCE SOUTH 89°09'50" EAST 140.00 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION; THENCE SOUTH 0°02'18" WEST ALONG SAID EASTERLY LINE 203.54 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL B: THE EAST 60 FEET OF THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°02'18" EAST ALONG THE EASTERLY LINE THEREOF 450.00 FEET; THENCE NORTH 89°24'27" WEST 140.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°24'27" WEST 660.00 FEET; THENCE NORTH 0°02'18" EAST PARALLEL WITH THE EASTERLY LINE OF SAID SUBDIVISION 205.24 FEET; THENCE SOUTH 89°09'50" EAST 260.00 FEET; THENCE SOUTH 0°02'18" WEST 204.135 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL C: AN EASEMENT FOR ROAD PURPOSES OVER THE EAST 30 FEET OF THE SOUTH 400 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AN8 OVER THE 40 FEET OF THE NORTH 50 FEET OF THE SOUTH 450 FEET OF SAID SUBDIVISION.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY BY AXIS SURVEY AND MAPPING FOR JOHN STOKKE AS RECORDED UNDER RECORDING NUBMER 20100826900002, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

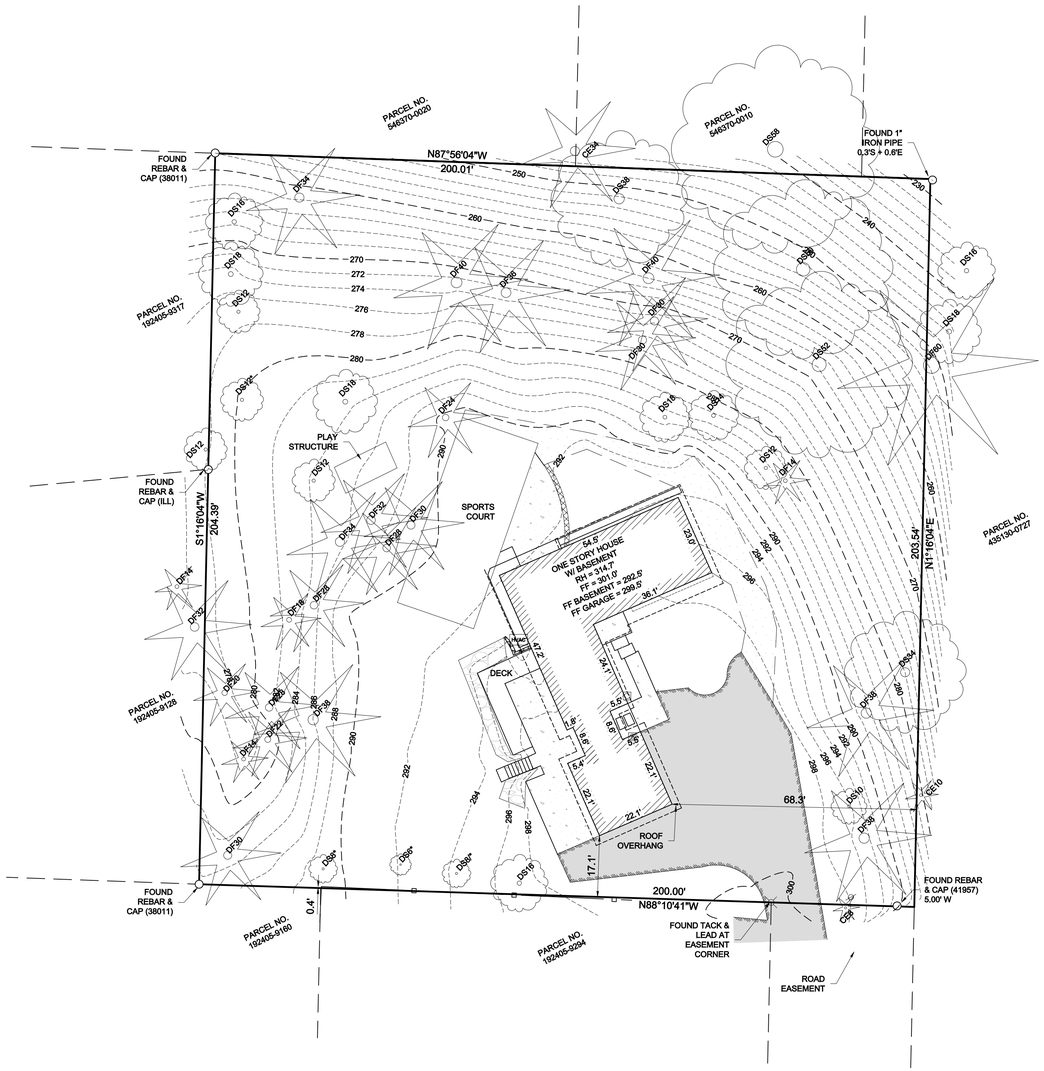
SURVEYOR:	SITE SURVEYING, INC. 21923 NE 11TH ST SAMMAMISH, WA 98074 PHONE: 425.298.4412
PROPERTY OWNER:	JOAHN + SHANNON STOKKE 5005 88TH AVENUE SE MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	192405-9140
PROJECT ADDRESS:	5005 88TH AVENUE SE MERCER ISLAND, WA 98040
ZONING:	R-9.6
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	40,791 S.F. (± 0.936 ACRES) AS SURVEYED

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING ARE ON AN ASSUMED DATUM.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2018 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VICINITY MAP

NTS

NW 1/4, NW 1/4, SEC 19, TWP 24N, RNG 5E, W.M.

Site Surveying, Inc.
21923 NE 11th Street Sammamish, WA 98074
Phone: 425.298.4412
www.sitesurveymapping.com

WOLDENDORP WASHINGTON NORMAN N. SWOHL PROFESSIONAL LAND SURVEYOR 22383 STATE OF TEXAS

DATE	REVISION	DRN

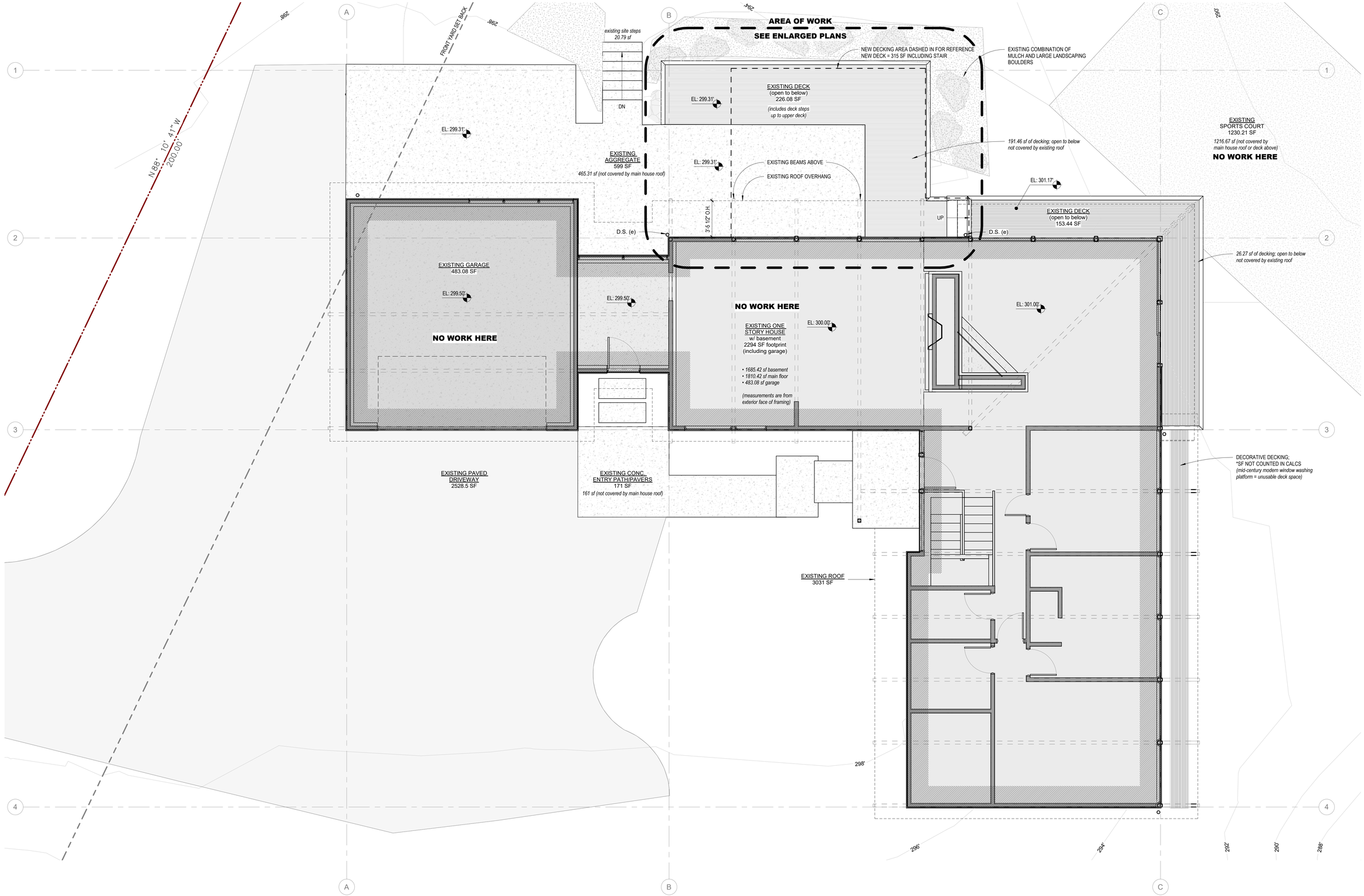
TOPOGRAPHIC SURVEY

JOHN + SHANNON STOKKE
5005 88TH AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 18-082

DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 3/21/18

SHEET 1 OF 1



EXISTING MAIN FLOOR PLAN
1/4" = 1'-0"

5/13/2021 11:24:07 AM

RYAN RHODES DESIGNS
303 Nickerson Street | Seattle, WA
ryanrhodesdesigns.com | 206.632.1818

12044 REGISTERED ARCHITECT
RYAN WESLEY RHODES
STATE OF WASHINGTON

project number 18-04

Deck Alterations to:
STOKKE RESIDENCE
5006 88th Ave SE
Mercer Island, WA 98040

Issue # REVISION DATE

Permit Set
EXISTING MAIN FLOOR PLAN
SCALE @ 1/4" = 1'-0"

05/13/21

sheet number AB1.0

sdci stamp space

GENERAL PLAN NOTES:

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.

2. GENERAL CONTRACTOR TO REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.

3. JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.

4. PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.

5. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES, NOT COVERED IN THE CONSTRUCTION/ DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT , GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.

6. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.

8. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.

9. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

10. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.

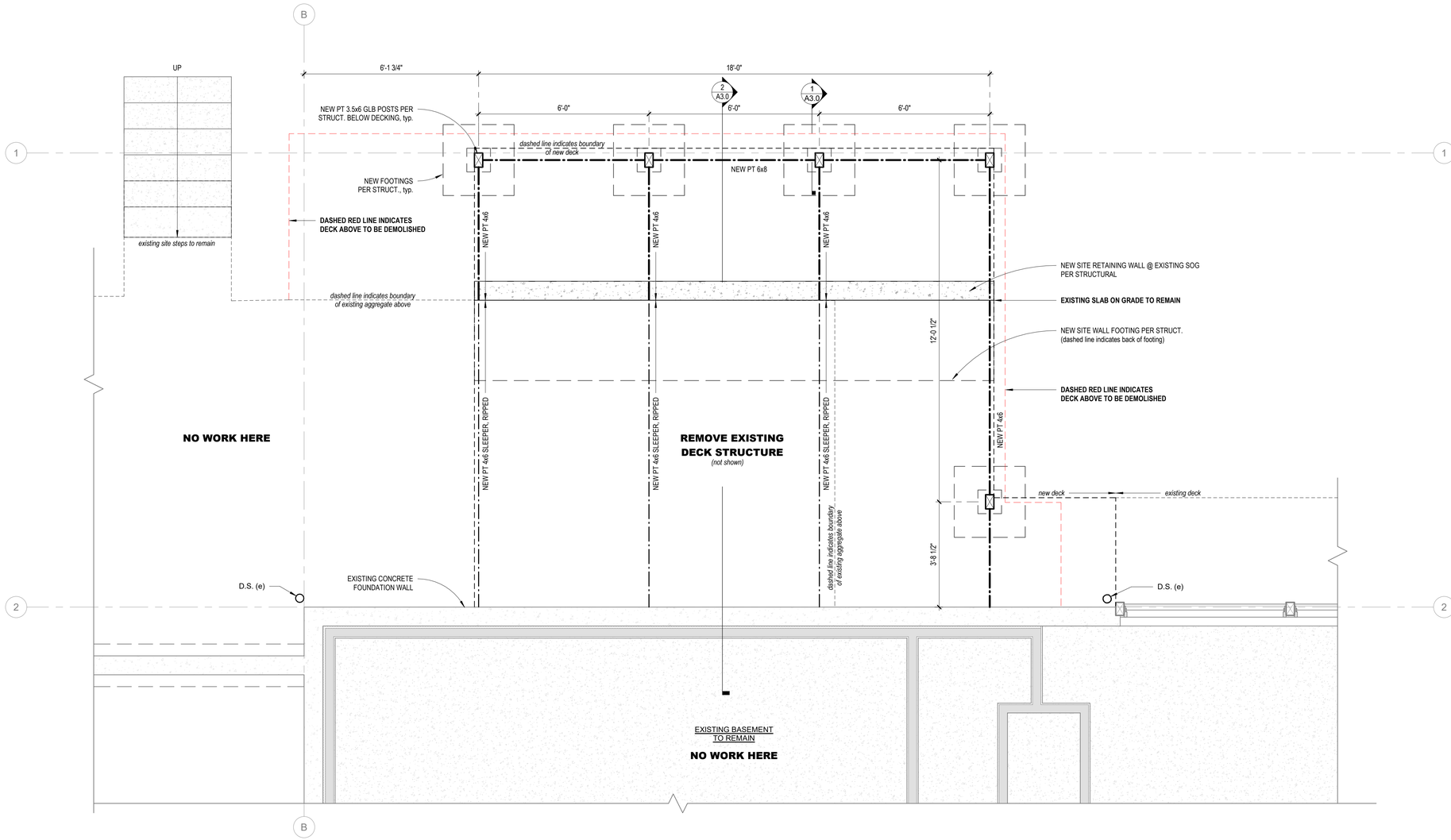
11. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.

12. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

13. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.

14. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

15. ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS DESIGN/BUILD BY RESPECTIVE SUBCONTRACTORS. FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - AND FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.



ENLARGED AREA OF WORK - BASEMENT
1/2" = 1'-0"

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12044 REGISTERED ARCHITECT
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Issue
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Permit Set
ENLARGED AREA OF WORK - BASEMENT
SCALE @ 1/2" = 1'-0"

05/13/21

sheet
A1.0
number

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GENERAL PLAN NOTES:

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GC'S ACKNOWLEDGMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE.

2. GENERAL CONTRACTOR TO REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN IN DRAWINGS. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK IN QUESTION OR ORDERING MATERIALS FOR WORK.

3. JOB SITE SHALL BE KEPT CLEAN AND SAFE DURING ALL PHASES OF CONSTRUCTION.

4. PROTECT BUILDING FROM WATER DAMAGE DURING ALL PHASES OF CONSTRUCTION.

5. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY UTILITIES, NOT COVERED IN THE CONSTRUCTION/ DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THE WORK. WHEN REMOVAL IS APPROVED BY THE ARCHITECT , GENERAL CONTRACTOR SHALL INSPECT, TEST, AND DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO SOURCE AND CAP.

6. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FRAMING, UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING FLOOR FINISHES.

8. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.

9. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

10. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.

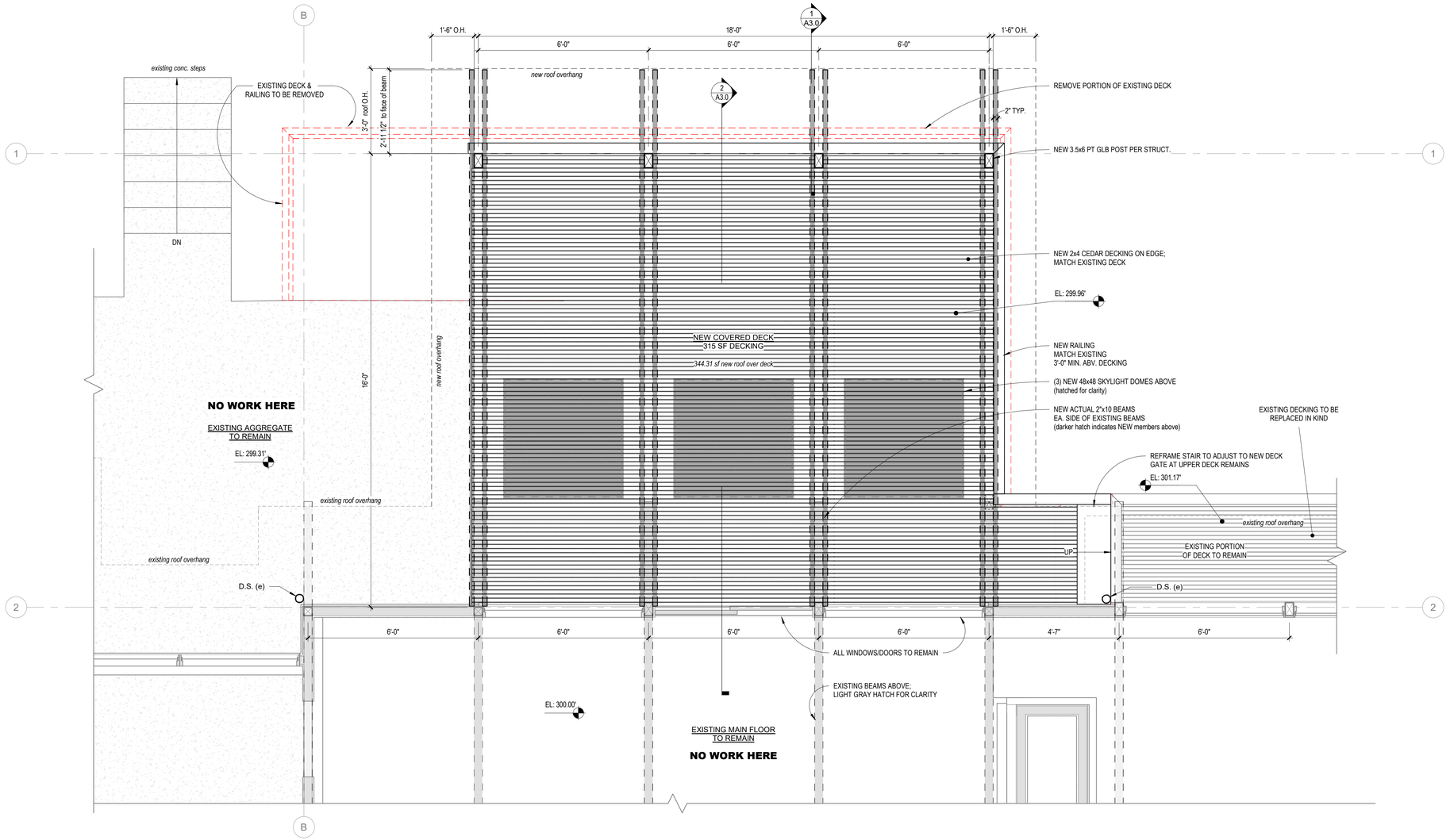
11. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED.

12. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

13. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.

14. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

15. ALL MECHANICAL AND ELECTRICAL SCOPE OF WORK IS DESIGN/BUILD BY RESPECTIVE SUBCONTRACTORS. FIXTURE, GRILLE, SWITCH, AND OUTLET LOCATIONS SHOULD BE CONSIDERED DURING FRAMING - AND FINAL LOCATIONS SHOULD BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.



ENLARGED AREA OF WORK - MAIN FLOOR
1/2" = 1'-0"

RYAN RHODES DESIGNS

303 Nickerson Street | Seattle, WA
ryanrhodesdesigns.com | 206.632.1818

12044 REGISTERED ARCHITECT
RYAN WESLEY RHODES
STATE OF WASHINGTON

project number
18-04

Deck Alterations to:
STOKKE RESIDENCE
5006 88th Ave SE
Mercer Island, WA 98040

DATE
Date 1

Issue
REVISION
Revision 1
1

Permit Set
ENLARGED AREA OF WORK - MAIN FLOOR
SCALE @ 1/2" = 1'-0"

05/13/21

sheet
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number

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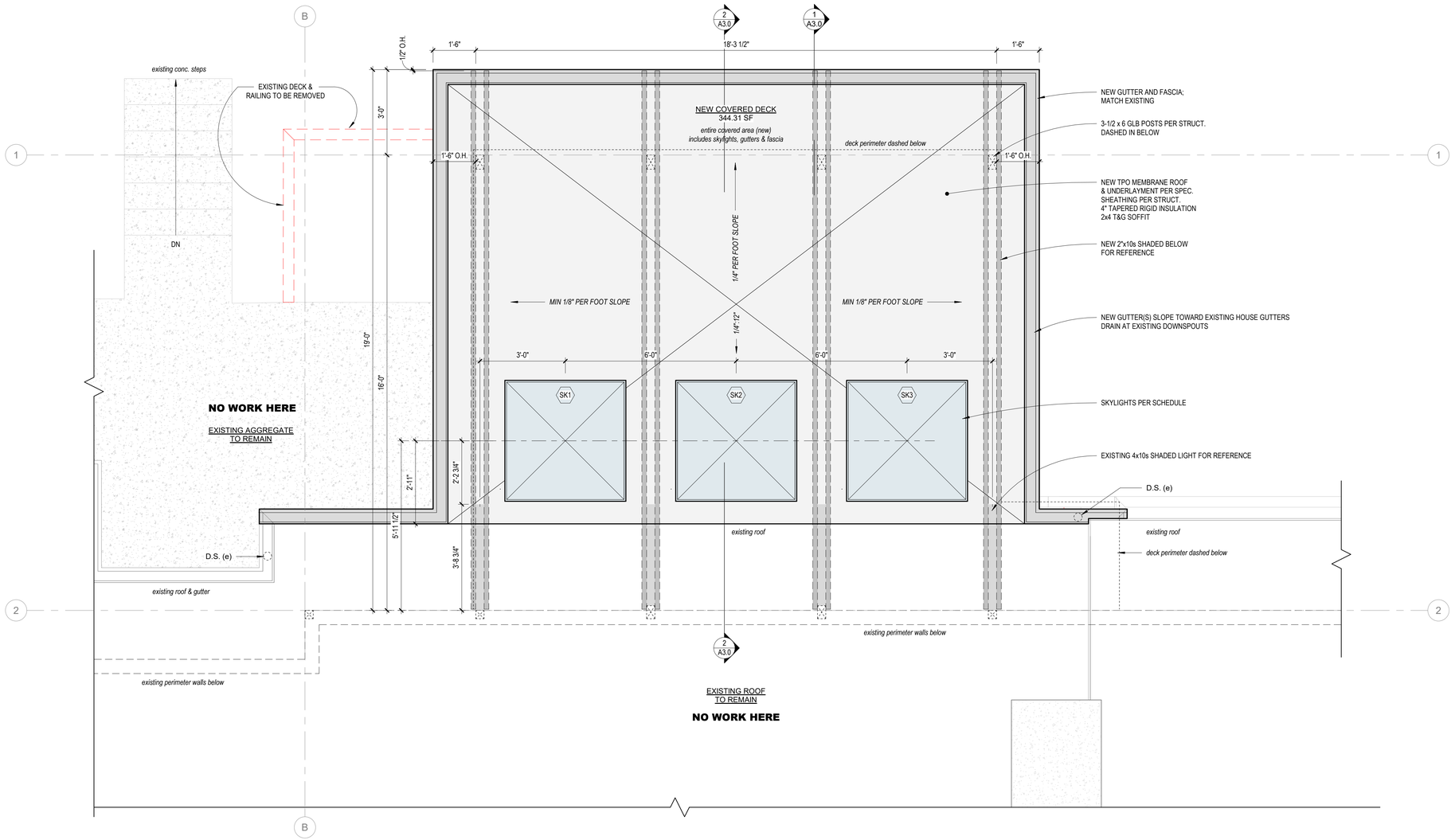

ENLARGED AREA OF WORK - ROOF PLAN
1/2" = 1'-0"

SKYLIGHT SCHEDULE

Mark	Frame Width	Frame Height	Manufacturer	Model No.	Glazing Type	U-Value	Operation	Description	Comments
SK1	49 1/2"	49 1/2"	VELUX	CG24949	polycarb or acrylic	N/A	fixed	acrylic dome curb skylight	match color to existing house skylights
SK2	49 1/2"	49 1/2"	VELUX	CG24949	polycarb or acrylic	N/A	fixed	acrylic dome curb skylight	"
SK3	49 1/2"	49 1/2"	VELUX	CG24949	polycarb or acrylic	N/A	fixed	acrylic dome curb skylight	"

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12044 REGISTERED ARCHITECT
RYAN WESLEY RHODES
STATE OF WASHINGTON

project number 18-04

Deck Alterations to:
STOKKE RESIDENCE
5006 88th Ave SE
Mercer Island, WA 98040

DATE

Issue # REVISION

Permit Set
ENLARGED AREA OF WORK - ROOF PLAN
SCALE @ 1/2" = 1'-0"

05/13/21

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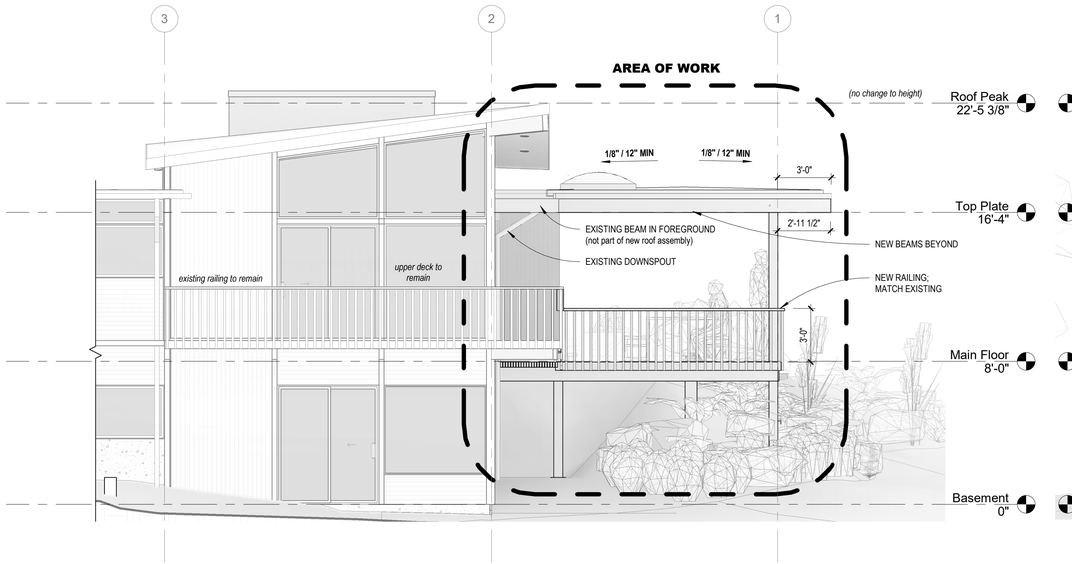
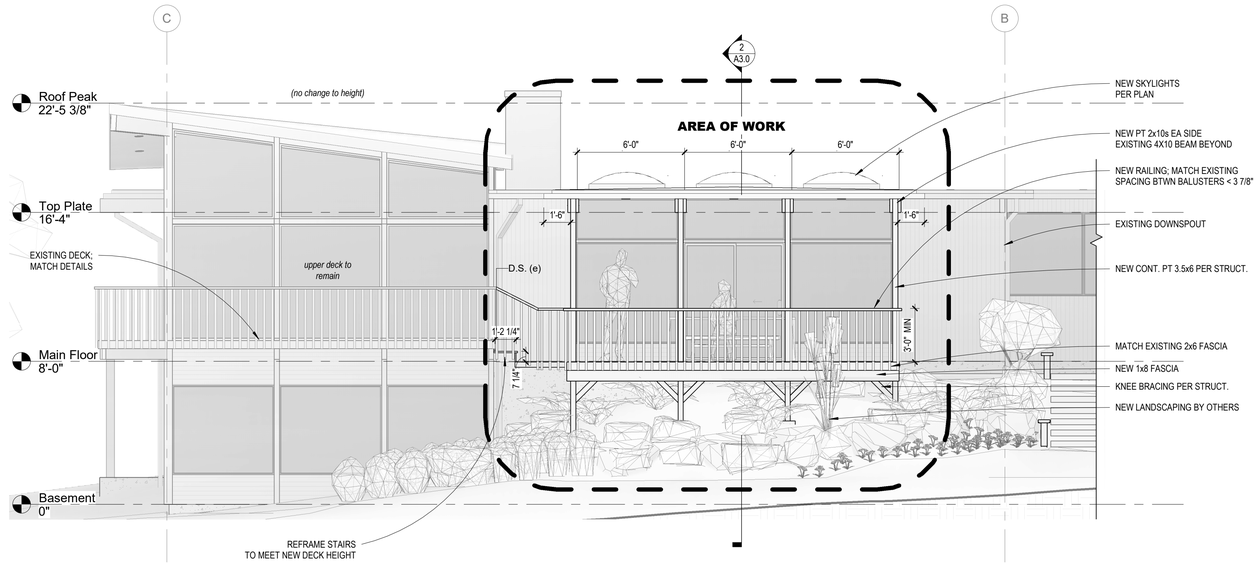
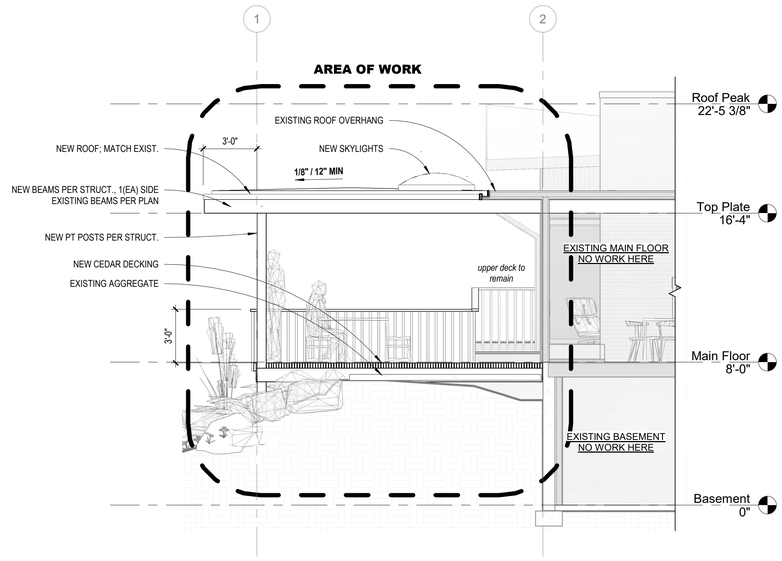


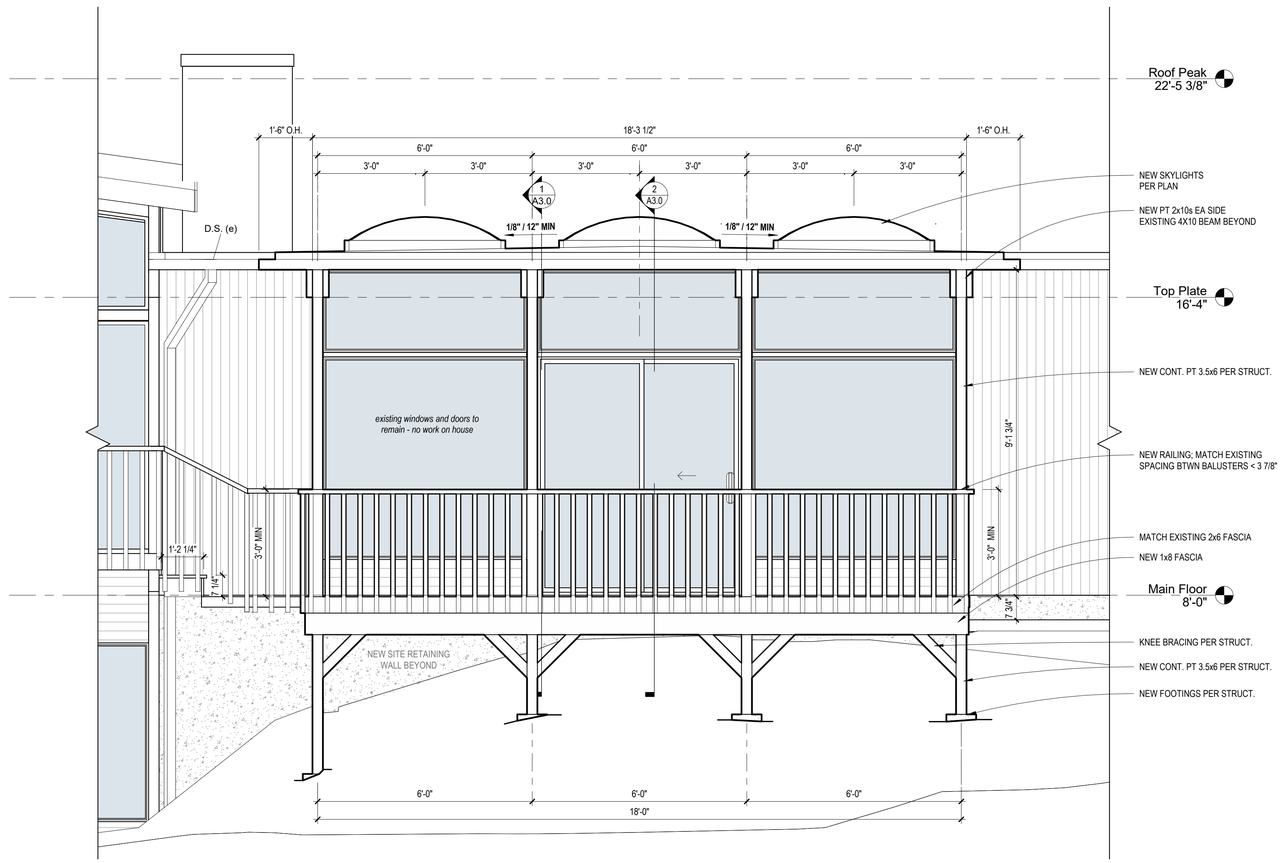
1 NORTH ELEVATION (partial)
1/4" = 1'-0"



2 WEST ELEVATION (partial)
1/4" = 1'-0"



3 SOUTH ELEVATION (partial)
1/4" = 1'-0"



4 ENLARGED WEST ELEVATION (partial)
1/2" = 1'-0"

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STOKKE RESIDENCE
5006 88th Ave SE
Mercer Island, WA 98040

Issue
REVISION DATE

Permit Set
EXTERIOR ELEVATIONS (partial)

05/13/21

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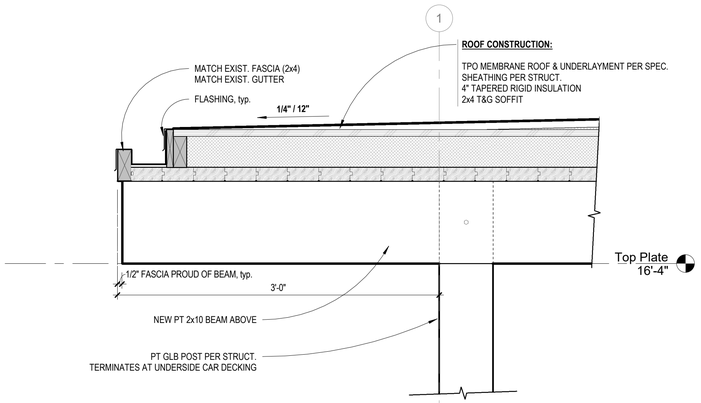
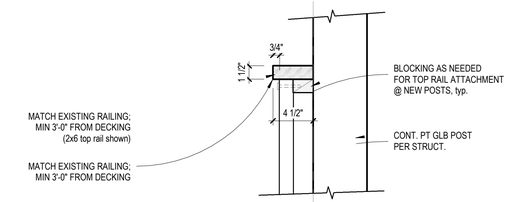
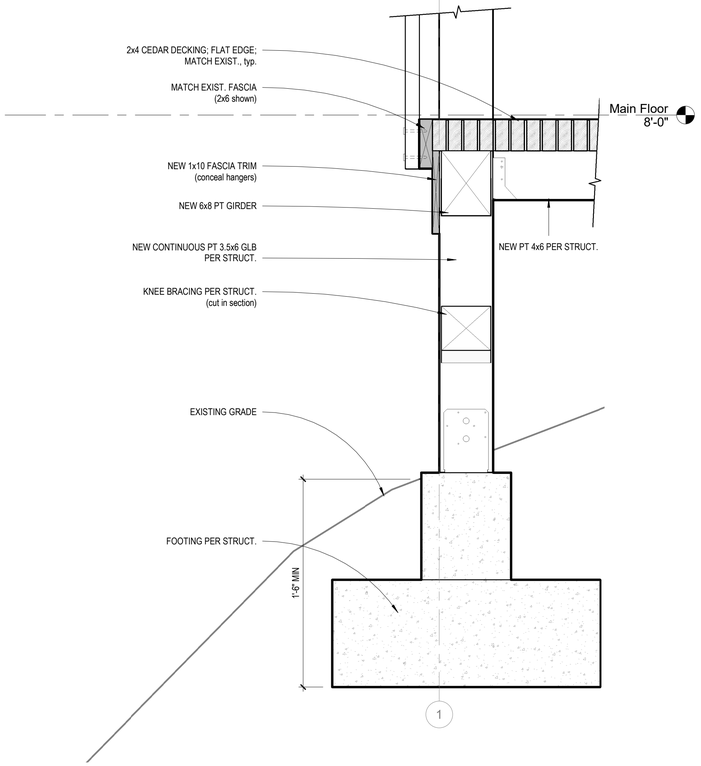
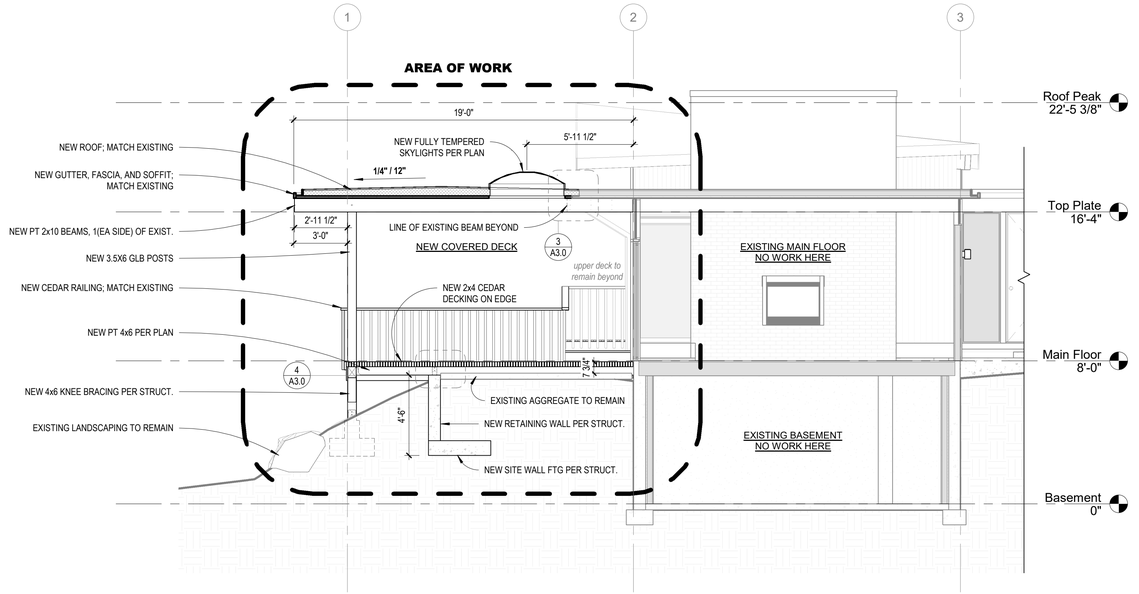


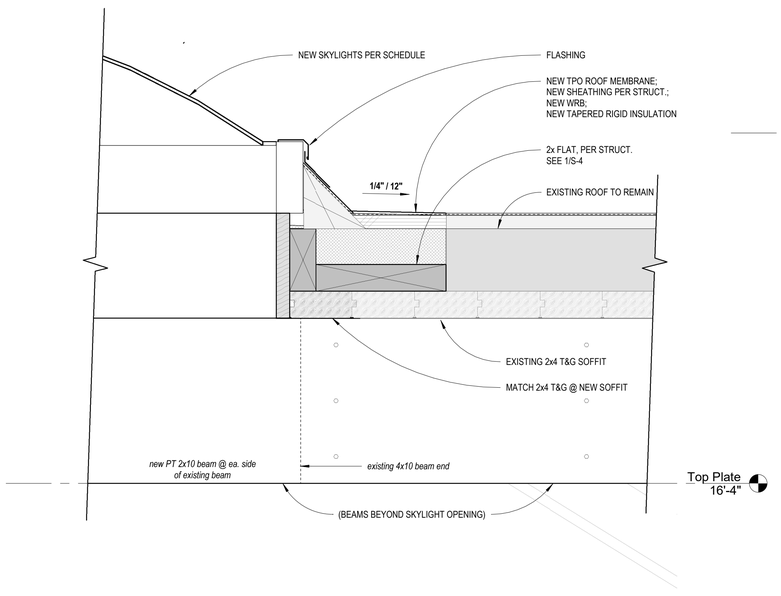




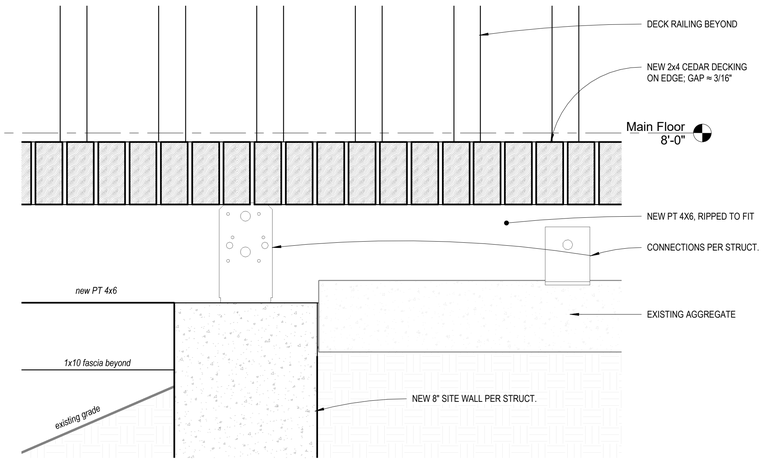
1 TYPICAL DECK SECTION
1 1/2" = 1'-0"



2 DECK SECTION 1
1/4" = 1'-0"



3 NEW ROOF TO EXISTING DTL
3" = 1'-0"



4 DECKING DTL 1
3" = 1'-0"

RYAN RHODES DESIGNS
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12044 REGISTERED ARCHITECT
RYAN WESLEY RHODES
STATE OF WASHINGTON

project number 18-04

Deck Alterations to:
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5006 88th Ave SE
Mercer Island, WA 98040

Issue
REVISION DATE
1 Revision 1 Date 1

Permit Set
BUILDING SECTIONS & DETAILS

05/13/21

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A3.0
number

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STOKKE RESIDENCE

S201117-6

PROJECT INFORMATION

ARCHITECT
RYAN RHODES DESIGNS
303 NICKERSON STREET
SEATTLE, WA 98109
PHONE: (206) 632-1818

STRUCTURAL ENGINEER
L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:
2015 (IRC) INTERNATIONAL RESIDENTIAL CODE
2015 (IBC) INTERNATIONAL BUILDING CODE

SHEET INDEX

COVER SHEET...S-0
STRUCTURAL GENERAL NOTES...S-1
FOUNDATION PLAN...S-2
DECK FRAMING PLAN...S-3
ROOF FRAMING PLAN...S-4

STRUCTURAL DETAILS...SD-1

MANS R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY° ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
STOKKE RESIDENCE

PROJECT NUMBER
S201117-6

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 1/26/2021

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
COVER SHEET

SHEET
S-0

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

CODE: 2015 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.

ROOF .....25 PSF SNOW (GROUND)

FLOORS

RESIDENTIAL.....40 PSF

BALCONY/DECK.....60 PSF

BASIC WIND SPEED .....110 MPH, EXPOSURE B

SEISMIC

MAPPED SPECTRAL ACCELERATION, Ss..... 1.297

MAPPED SPECTRAL ACCELERATION, S1..... 0.497

SOIL SITE CLASS.....D

GENERAL CONDITIONS

1. THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
3. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
4. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
5. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
6. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
10. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
11. REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
12. NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
13. DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

FOUNDATION

1. FOUNDATION DESIGN PARAMETERS ASSUMED PER IRC/IBC VALUES:
   FOOTING BEARING PRESSURE: 1500 PSF
   LATERAL EARTH PRESSURE:
   ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)
   PASSIVE: 250 PCF
   COEFFICIENT OF BASE FRICTION: 0.35
2. SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
3. ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

CONCRETE

1. REFERENCE STANDARDS: ACI-301, ACI-318, IBC.
   MINIMUM CONCRETE STRENGTH (28 DAYS):
   FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX
   BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX
   SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX
   SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX
   AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
2. MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
3. PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
5. CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
6. JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
7. WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
8. WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

REINFORCING STEEL

1. REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
2. MATERIALS:
   REINFORCING STEEL: ASTM A615, GRADE 60
3. SPLICES:
   LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
4. COVER:
   FOOTINGS .....3 INCHES
   SLABS.....2 INCHES
5. FORMED SURFACES:
   WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER
   INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

STRUCTURAL AND MISC. STEEL

1. REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
2. MATERIALS:
   BOLTS - ASTM A307, UNLESS OTHERWISE NOTED
   WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)
   HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)
   HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)
   ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

STRUCTURAL STEEL WELDING

1. CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

DIMENSIONAL LUMBER

1. MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
2. MINIMUM DIMENSIONAL LUMBER GRADES TO BE:
   WALL STUDS: 2x, HF STUD GRADE, 3x HF #2
   WALL PLATES: 2x HF STANDARD GRADE
   2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION
   JOISTS: 2x6 HF STUD GRADE
   2x8 AND UP HF #2
   BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING.
   POSTS: 4x, 6x, DF #2
   LUMBER NOT NOTED TO BE HF #2.
3. PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
5. CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
6. BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
7. NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
8. PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER

PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾",3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X61	½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (1.9E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.0E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

WOOD STRUCTURAL CONNECTIONS

1. ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

BRICK VENEER ANCHORAGE

1. D/A 2135 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT WOOD STUD WALL.
2. D/A 5213 SEISMIC VENEER ANCHORS BY DUR-O-WAL OR APPROVED EQUAL AT CONCRETE WALL.
3. PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
4. AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
5. USE TYPE N MORTAR COMPLYING WITH ASTM C270

GLU-LAMINATED TIMBER

1. GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
2. MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

WOOD SHEATHING

1. ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
2. FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
3. WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
4. NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHOP DRAWINGS AND SUBMITTALS

1. SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:
   A) REINFORCING STEEL C) GLU-LAMINATED BEAMS
   B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
2. SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:
   A) CONCRETE DESIGN MIX
   B) CONCRETE INSERTS
   C) EPOXY ADHESIVES

INSPECTIONS

1. REFERENCE STANDARDS: IBC 110.
   INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
2. SOIL: VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
3. CONCRETE: INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.
   TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
4. REINFORCING: VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS. CHECK FOR REQUIRED COVER, SIZE AND GRADE.
5. WOOD: DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

ALTERNATES:

1. ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

SETTLEMENT SHRINKAGE:

1. DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

JOBSITE SAFETY:

1. THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
AYC	ALASKAN YELLOW CEDAR
BB	BOX BEAM
BF	BOTTOM FLUSH
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BP	BOTTOM PLATE
BRG	BEARING
BTWN	BETWEEN
BSMT	BASEMENT
B/W	BOTTOM OF WALL
CANT	CANTILEVER
CJ	CONTROL JOINT
CLG.	CEILING
CLJ	CEILING JOIST
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
DET	DETAIL
DF	DOUGLAS FIR (SOUTH)
DFL	DOUGLAS FIR LARCH
DIM	DIMENSION
DJ	DOUBLE JOIST
DIA	DIAMETER
DN	DOWN
DS	DOWN SPOUT
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EN	EDGE NAILING (PANEL)
EOR	ENGINEER OF RECORD
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
FB	FLUSH BEAM
FIN	FINISH
FL	FLOOR
FLSHG	FLASHING
FND	FOUNDATION
FP	FIREPLACE
FT	FOOT
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GLB	GLULAM BEAM
GR	GRADE
GYP	GYPSUM WALL BOARD
HDG	HOT-DIPPED GALVANIZED
HDR	HEADER
HF	HEM FIR
HGT	HEIGHT
HT	HEIGHT
IN	INCH
JT	JOINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NB	NON-BEARING
NO	NUMBER
OC	ON CENTER
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAF	RAFTER
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
REQS	REQUIREMENTS
SF	SQUARE FOOT
SHTG	SHEATHING
SIM	SIMILAR
SPF	SPRUCE PINE FIR
STD	STANDARD
SYP	SOUTHERN YELLOW PINE
T/	TOP OF
T/BM	TOP OF BEAM
T/CONC	TOP OF CONCRETE
T/PL	TOP OF PLATE
T/SLAB	TOP OF SLAB
T/ST	TOP OF STEEL
T/W	TOP OF WALL
TF	TOP FLUSH
TJ	TRIPLE JOIST
TP	TOP PLATE
TR	THREADED ROD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UPA	UNDER POST ABOVE
UWA	UNDER WALL ABOVE
VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WC	WESTERN CEDAR
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

MARK R. THURFELL
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PROFESSIONAL ENGINEER

LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
-			

PROJECT NAME

STOKKE RESIDENCE

PROJECT NUMBER

S201117-6

DRAWN BY - MR

CHECKED BY - MRT

SHEET DATE - 1/26/2021

SCALE

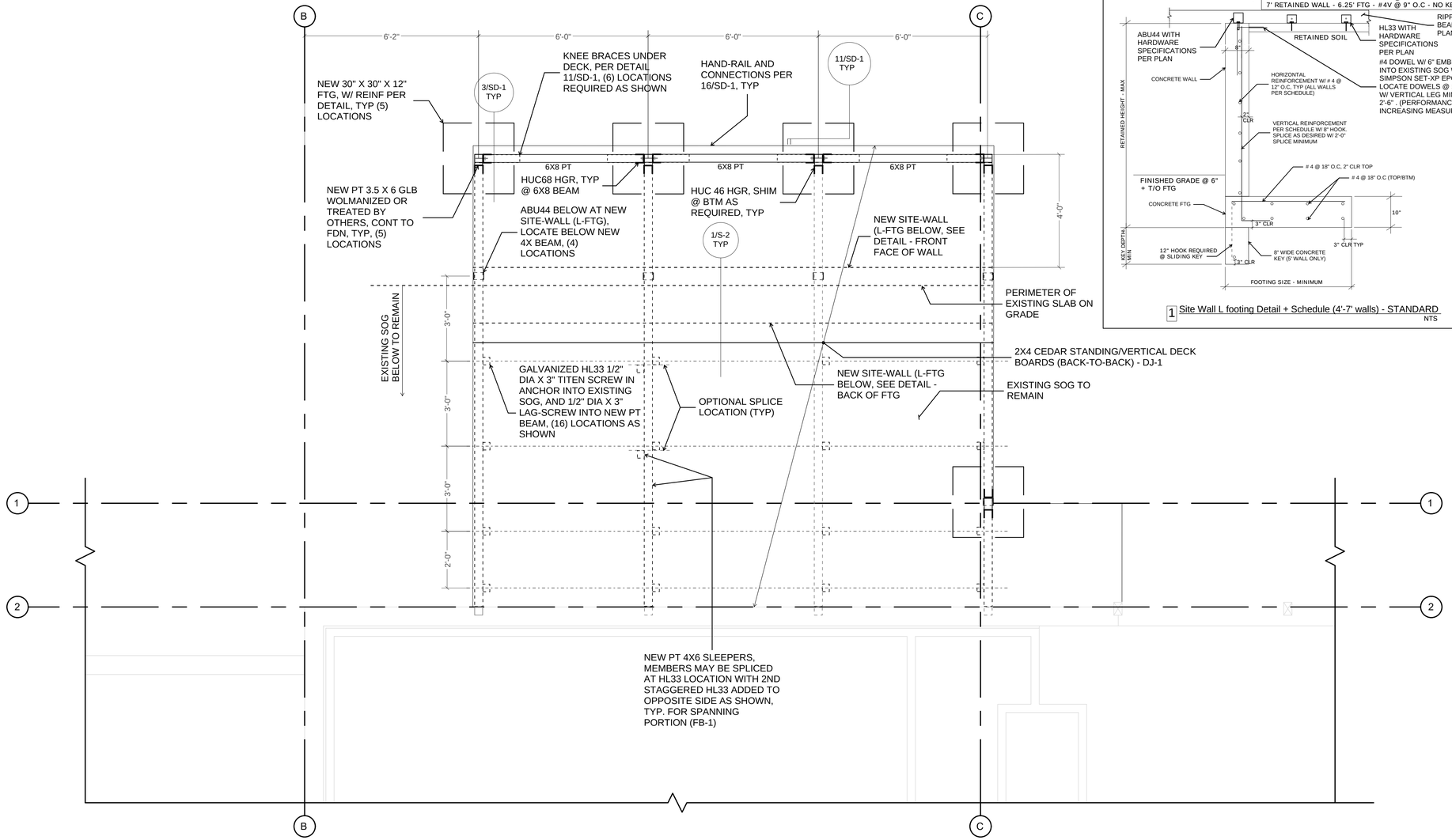
24X36 SHEET:1/4"=1'-0"

DESCRIPTION

STRUCTURAL GENERAL NOTES

SHEET

S-1



FOUNDATION PLAN

SLIDING KEY MAY BE ELLIMINATED IF THE THE FOLLOWING CONDITIONS ARE SATISIFIED:

- 20" OF SOIL OR MORE ARE PRESENT AT THE LOWER GRADE, HEIGHT CONSIDERED FROM T/O FOOTING
- THE FOOTING IS IN CONTACT WITH THE FOUNDATION OF THE MAIN STRUCTURE

RETAING WALL SCHEDULE
1,500 PSF BEARING, 40 KSI STEEL, 2,500 PSI CONCRETE

4' RETAINED WALL - 2.5' FTG - #4V @ 12" O.C - NO KEY
5' RETAINED WALL - 3.5' FTG - #4V @ 12" O.C - 8" DEEP KEY
6' RETAINED WALL - 4.75' FTG - #4V @ 12" O.C - NO KEY
7' RETAINED WALL - 6.25' FTG - #4V @ 9" O.C - NO KEY

1 Site Wall L footing Detail + Schedule (4'-7' walls) - STANDARD
NTS

FOUNDATION NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.
3. VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMODATE 3X SILL PLATE.
4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.
5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.
6. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
7. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"X3"X1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.
8. HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"X3"X1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.
9. CJ INDICATES CONTROL JOINT.
10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.
12. TYPICAL DETAILS:
    - 2/SD-1 TYP INTERIOR FOOTING
    - 5/SD-1 TYP CORNER BARS REQ'T
    - 7/SD-1 TYP CONSTRUCTION JOINT
    - 8/SD-1 TYP BAR BEND AND HOOK DETAIL

HOLDOWN SCHEDULE			
MODEL	ANCHOR	EMBEDMENT	MIN END POST
CS16/CS14	-	-	1-2X EA
MST#	-	-	2-2X OR 3X
STHD14/STHD14RJ	-	-	2-2X OR 3X
HDU2	5/8" TR	12"	2-2X OR 3X
HDU5	5/8" TR	12"	2-2X
HDU8	7/8" TR	12"	3-2X
HDU11	1" TR	12"	6X6
HDU14	1" TR	15"	6X6
HD19	1 1/4" TR	15"	6X6

FOUNDATION LEGEND

- INDICATES STEP AT T/FOUNDATION
- INDICATES STEP AT B/FOUNDATION
- TANK WALL (TOP OF WALL NOT TO STEP WITHIN HATCHED REGION)
- STHD14 (EXAMPLE) - HOLDOWN BY SIMPSON (STHD/HDU/HD/HTT, TYP)
- 24 X 24 X 10 (EXAMPLE) - FOOTING CENTERED ON POST (L X W X T)

MARK R. THURFELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
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-			

PROJECT NAME
STOKKE RESIDENCE

PROJECT NUMBER
S201117-6

DRAWN BY - MR

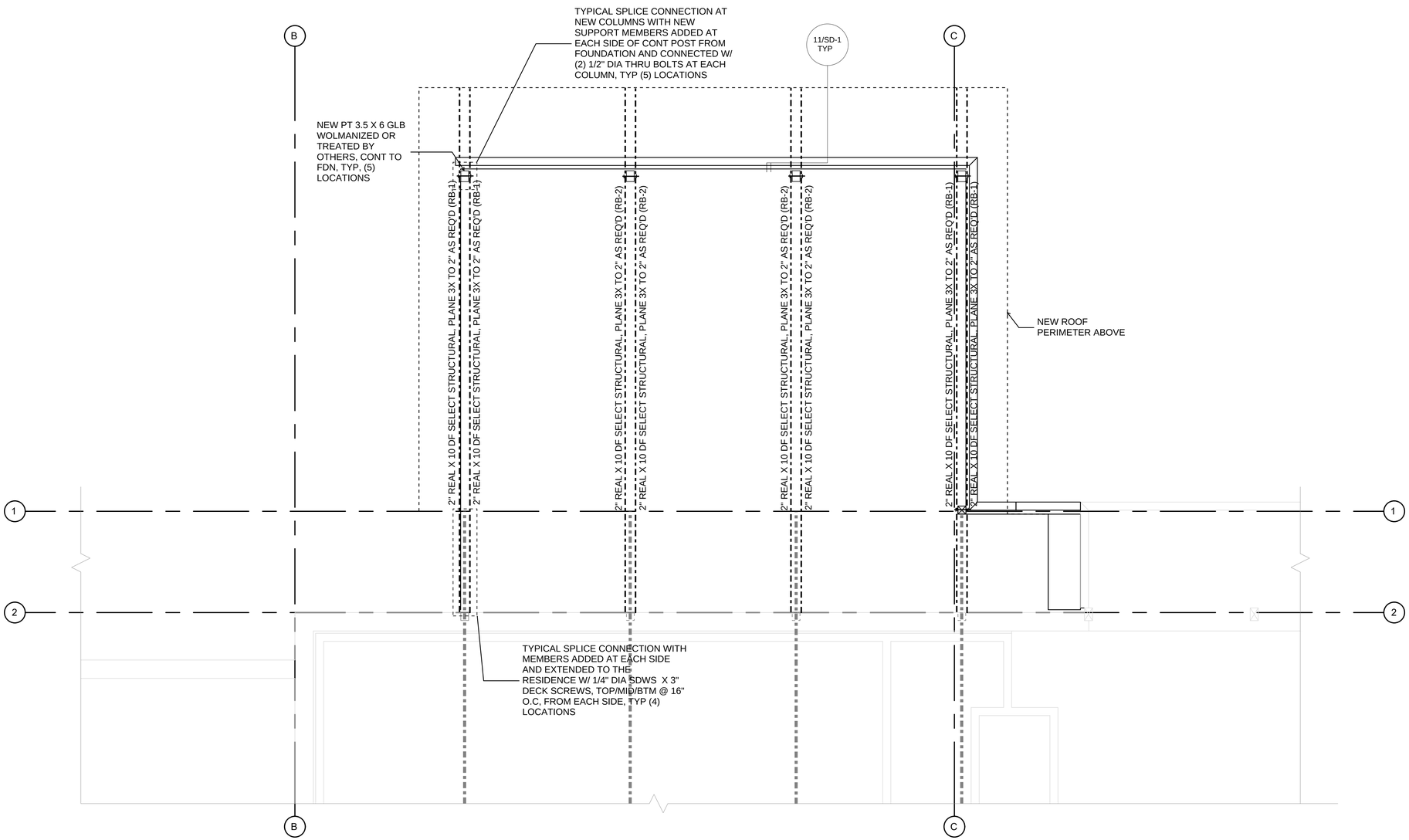
CHECKED BY - MRT

SHEET DATE - 1/26/2021

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
FOUNDATION PLAN

SHEET
S-2



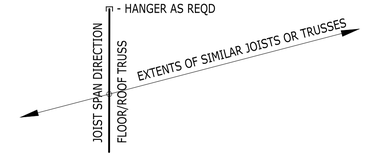
DECK FRAMING PLAN

FLOOR FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).
6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.
12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. TYPICAL DETAILS:
    - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES
    - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
    - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

FRAMING LEGEND

- BLOCKED FLOOR DIAPHRAGM
- W10X15 - STEEL BEAM (EXAMPLE)
- GT - GIRDER TRUSS
- FLOOR BEAM
- INTERIOR BEARING WALL
- STRAP
- LOW ROOF
- 3 1/8" X 9" GLB (FH-5) - BEAM/HEADER CALL OUT (EXAMPLE)
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
- HANGER AS REQD



TYPICAL JOIST HANGER SCHEDULE			
TJI210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10			
1-PLY		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE				
LVL / LSL / PSL				
	1 3/4"	3 1/2"	5 1/4"	7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12	HGUS7.25/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14	HGUS7.25/14

MARK R. THURFELL
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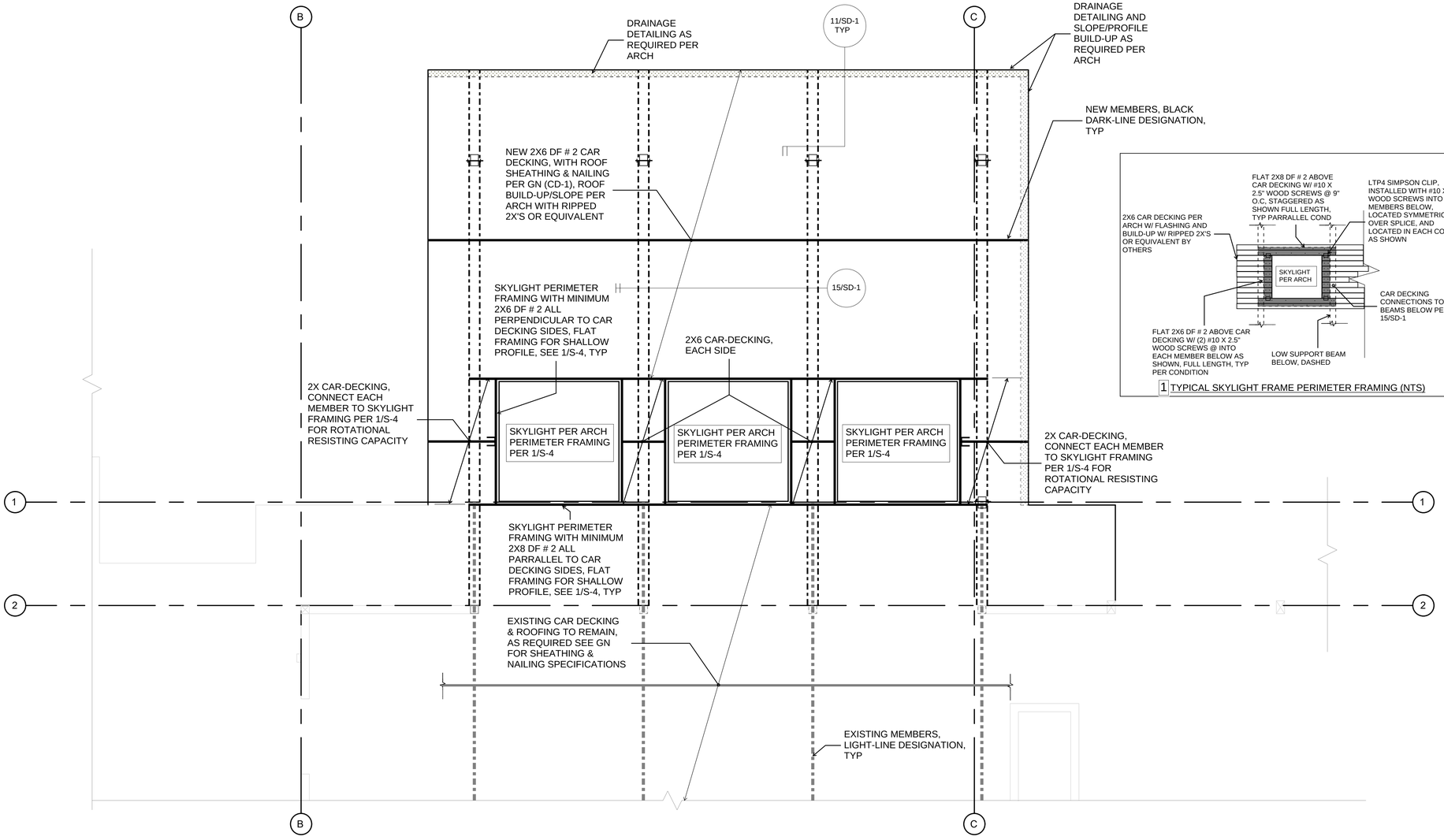
SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
DECK FRAMING PLAN

SHEET
S-3



1 TYPICAL SKYLIGHT FRAME PERIMETER FRAMING (NTS)

ROOF FRAMING PLAN

ROOF FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.
3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).
4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.
5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.
6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.
7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.
8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.
9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.
10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.
11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.
12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.
    - 12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.
    - 12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.
    - 12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.
    - 12.4. (XXX LBS SHEAR/DRAG) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.
    - 12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).
    - 12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.
13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.
15. ROOF DRAINAGE BY OTHERS.
16. ATTIC VENTILATION BY OTHERS.
17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
    - 13/SD-1 TYP DROPPED BEAM AT CUT PLATES

FRAMING LEGEND

- GIRDER OR GABLE END TRUSS
- INTERIOR BEARING WALL
- ROOF OVERFRAMING
- 3 1/8" X 9" GLB (FH-5) - EXAMPLE
  - REFERENCE TO BEAM OR TRUSS CALCULATION IN CALCULATION PACKAGE
  - BEAM OR TRUSS MEMBER
- HANGER AS REQD
- FLOOR/ROOF TRUSS OR JOIST SPAN DIRECTION
- EXTENTS OF SIMILAR JOISTS OR TRUSSES

MARK R. THURFJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
LONGITUDE ONE TWENTY°
ENGINEERING & DESIGN

REVISIONS

△	DESCRIPTION	DATE	BY
-			

PROJECT NAME
STOKKE RESIDENCE

PROJECT NUMBER
S201117-6

DRAWN BY - MR

CHECKED BY - MRT

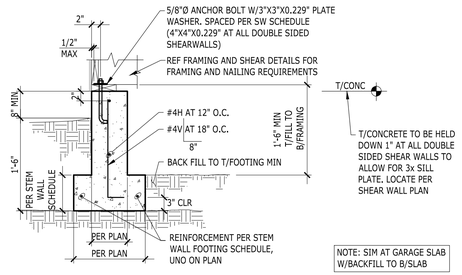
SHEET DATE - 1/26/2021

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION
ROOF FRAMING PLAN
SHEET
S-4

STEM WALL FOOTING SCHEDULE

FOOTING WIDTH PER PLAN	FOOTING DEPTH	REINFORCEMENT	
		LONGITUDINAL	TRANSVERSE
1'-4"	8"	(2)#4, CONT	N/A
2'-0"	8"	(3)#4, CONT	N/A
2'-6"	10"	(3)#4, CONT	#4@12"O.C

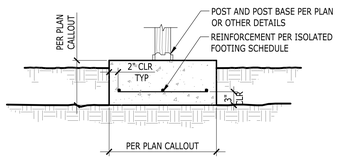


NOTE: SIM AT GARAGE SLAB W/BACKFILL TO B/SLAB

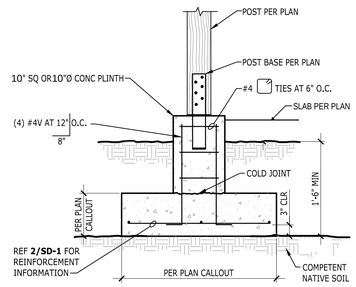
1 STEM WALL AT EXTERIOR

ISOLATED FOOTING SCHEDULE

FOOTING SIZE PER PLAN	REINFORCEMENT
24" X 24" X 10"	(3)#4, EA WAY, BTM
30" X 30" X 10"	(3)#4, EA WAY, BTM
36" X 36" X 12"	(4)#4, EA WAY, BTM
42" X 42" X 12"	(5)#4, EA WAY, BTM
48" X 48" X 12"	(6)#4, EA WAY, BTM



2 ISOLATED INTERIOR FOOTING



3" CLR MIN FROM ALL REINF, TO SOIL WHERE FORMWORK IS NOT PRESENT

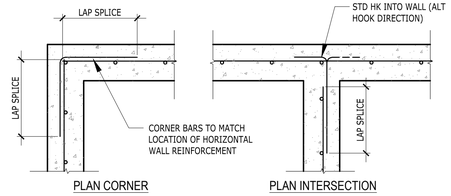
3 ISOLATED EXTERIOR FOOTING

4

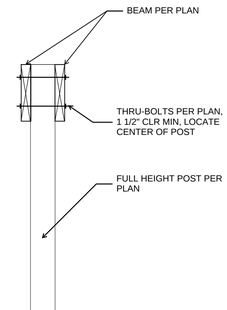
LAP SPLICE AND STANDARD HOOK LENGTH FOR CORNER BARS

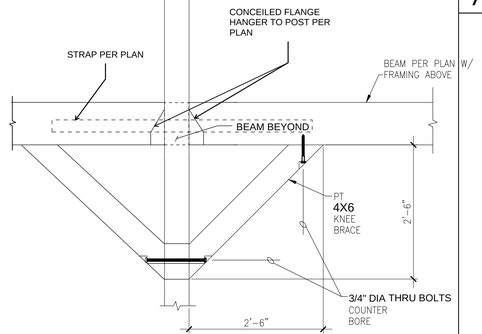
BAR SIZE PER WALL	LAP SPLICE LENGTH	STD HOOK LENGTH
#4	2'-6"	0'-8"
#5	3'-0"	0'-10"
#6	3'-8"	1'-0"
#8	5'-0"	1'-3"

IF INTERSECTING WALLS HAVE DIFFERENT SIZE OF HORIZONTAL REINFORCEMENT, CORNER BARS MATCHING LARGER REINFORCEMENT SIZE AND SPACING TO BE USED

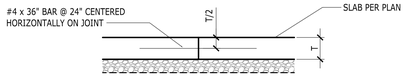


5 CORNER BARS AT CONCRETE WALLS



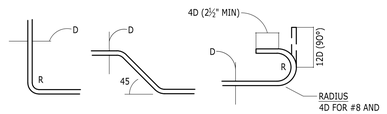


11 CORNER BRACE AT DECK (TALL POST)



NOTES:
1. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.
2. USE EARLY-ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

7 CONSTRUCTION/CONTROL JOINT DETAILS

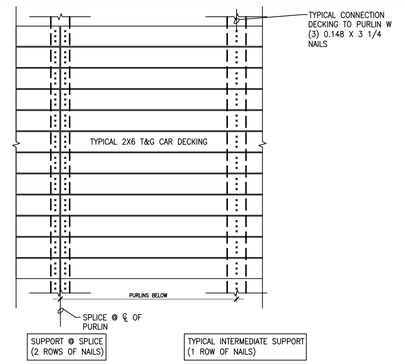


D = BAR DIAMETER

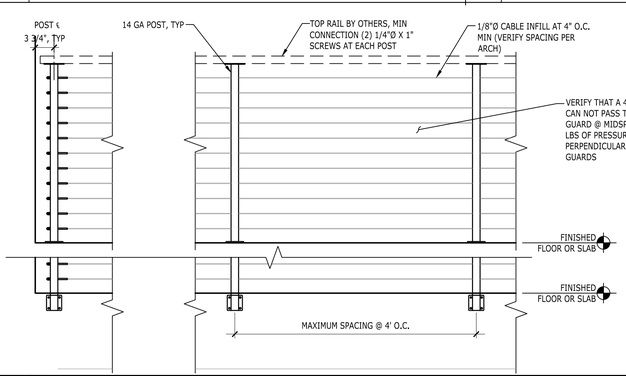
8 BAR BEND AND HOOK DETAILS

9

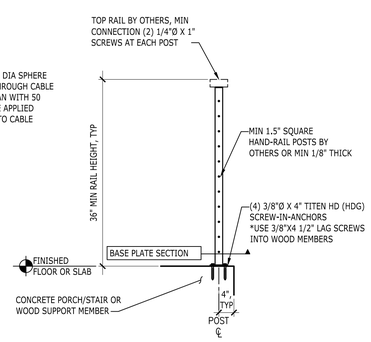
10



15 CAR-DECKING DETAIL (PLAN VIEW)

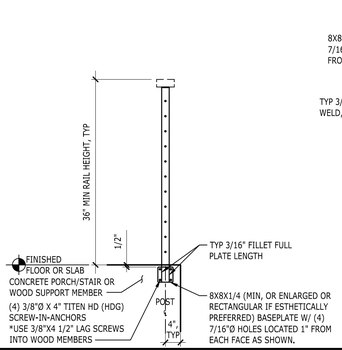


16 TYP END POST ELEVATION

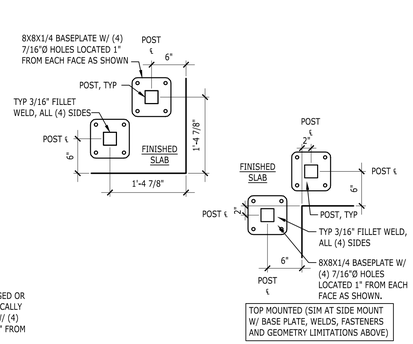


TYP INTERMEDIATE POST ELEVATION

TOP MOUNTED RAILING SECTION



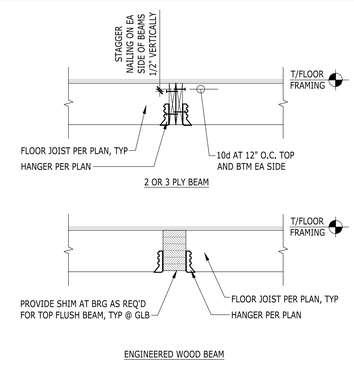
SIDE MOUNTED OPTION



TOP MOUNTED (SIM AT SIDE MOUNT W/ BASE PLATE, WELDS, FASTENERS AND GEOMETRY LIMITATIONS ABOVE)

BASE PLATE SECTION

20 JOISTS TO FLUSH BEAM CONNECTION



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